

Unit B, 33 The Ridgeway

Iver, SL0 9HW



TO LET

2,350 SQ FT
(218.32 SQ M)

£49,350 PER ANNUM

Modern warehouse/light
industrial unit

- Refurbished
- Electrically operated up-and-over loading door
- 3 phase power
- Minimum eaves height 7m
- First floor offices
- Separate male and female WCs
- Allocated parking for 5 vehicles

020 8707 3030
desouza.co.uk

Summary

Available Size	2,350 sq ft
Rent	£49,350 per annum
Rates Payable	£16,848 per annum
Rateable Value	£39,000
VAT	Applicable
Estate Charge	£600 per annum
EPC Rating	D (81)

Description

Unit B 33 The Ridgeway is a modern warehouse/light industrial unit with first floor offices.

Constructed with a steel portal frame and clad elevations, it offers a practical and flexible working environment.

Location

The Ridgeway is popular with freight and distribution companies due to its superb location just 5 miles from junction 15 of the M25 and junction 4B of the M4.

Heathrow Airport's Terminal 5 is only 8 miles from The Ridgeway which also benefits from three nearby train stations.

Accommodation

The accommodation comprises the following areas:

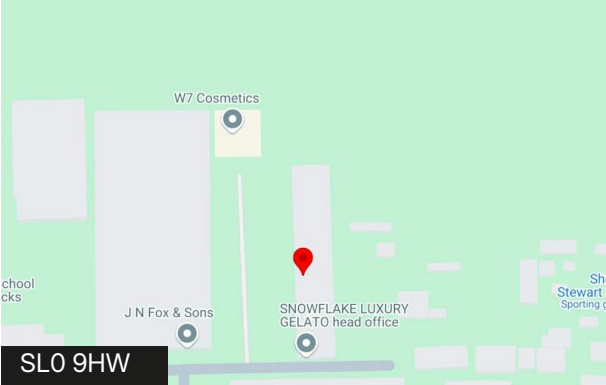
Name	sq ft	sq m	Availability
Building - Unit B	2,350	218.32	Available
Total	2,350	218.32	

Viewings

By appointment only with De Souza

Terms

Available on a new lease direct with the Landlord



Viewing & Further Information



Paul Flannery
020 8707 3030 | 07946 422 920
paulf@desouza.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 24/09/2026